

CITY COUNCIL REPORT



MEETING DATE: December 12, 2005

ITEM NO.

16

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Gourmet Corner - 18-UP-2005

REQUEST

Request:

1. Approval of a conditional use permit for a Delicatessen/Restaurant located in a 1,492 +/- square-foot suite of an existing building located at 9096 E. Bahia Drive #109 with Industrial Park, Planned Community District (I-1 PCD) zoning.
2. To adopt Resolution No. 6790 affirming the above conditional use permit.

Key Items for Consideration:

- The delicatessen/restaurant is situated in an existing multi-tenant office warehouse building within the McDowell Mountain Business Park.
- The applicant intends to serve food at a small delicatessen/restaurant to the customers in the Business Park area.
- The delicatessen/restaurant is compatible with surrounding uses.
- No public opposition has been received on this case.
- Planning Commission recommended approval, 6-0.

Related Policies, References:

- Case 33-ZN-2000 established the Horseman's Park (East and West) areas as a Planned Community (PCD) District Overlay on December 27, 2000.

OWNER

Gennady Beneson
602-482-8477

APPLICANT CONTACT

Dave Slogar
Land Research and Development Inc
480-538-5474

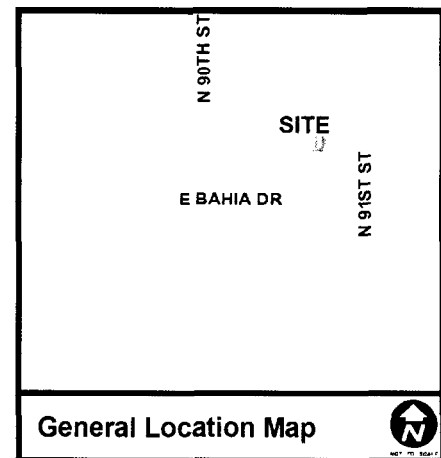
LOCATION

9096 E. Bahia Drive Unit 109, at the northwest corner of N. 91st Street and E. Bahia Drive.

BACKGROUND

Zoning.

The site is zoned I-1 PCD Industrial Park District. The I-1 zoning district allows for a variety of office, manufacturing and warehouse uses and lists delicatessen/restaurant as conditional uses. Delicatessens/restaurants must serve the surrounding Industrial/Business Park area and not be detrimental due to traffic, noise or the character of the area. The Planned Community



Development or PCD category refers to the Horseman's Park overlay that provides overall design and development standards for the area.

General Plan.

The General Plan Land Use Element designates the property as Employment use. An Employment category permits a range of employment uses such as light industrial, offices, and other mixed uses. This category of land use is designed to be located where impacts on residential neighborhoods are minimized and access is available to labor pools and transportation facilities.

Context.

This subdivision is located in the larger, 8-acre 90th Street and Bahia Business Park Condominium at the McDowell Mountain Business Center.

Adjacent Uses or Zoning:

- North Office and warehouse uses in the 90th and Bahia Business Park with I-1 (PCD) District zoning.
- South E. Bahia Drive and office warehouse uses with similar I-1 (PCD) District zoning.
- East N. 91st Street and other office warehouse uses with I-1 zoning.
- West Office and warehouse uses in the Business Center with I-1 (PCD) District zoning.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The request is to approve a use permit for a small delicatessen/restaurant in an existing 9 suite office/warehouse building in the McDowell Mountain Business Center. The delicatessen/restaurant will serve business park area customers with prepared meals, sandwiches, salads and beverages from the associated kitchen. The use will contain 4-5 tables with a seating capacity of approximately 20-25 people. Both dine-in and take-out food service is provided. Delivery of food at lunch hour is also available. Hours of operation are 7:00 AM to 6:00 PM. daily and will include breakfast, lunch and early dinner. No alcohol will be served. The delicatessen/restaurant is relatively small with a combined floor area of 1,021 square feet, plus kitchen area. Adequate parking is available at the front and east sides of the site. The delicatessen/restaurant is reasonably compatible with and will not adversely impact adjacent uses.

Development information.

- *Existing Use:* Office/warehouse building within an 8 building business park
- *Buildings/Description:* Two story office warehouse suite
- *Parcel Size:* 1.56 acre portion of the larger 8.38 acres (365,163 square feet) business park
- *Building Height Allowed:* 36 feet (42 feet including mechanical screening)
- *Existing Building Height:* 28 feet
- *Floor Area:* The overall 8-acre site contains 137,629 square feet of floor area while the subject

building contains 27,449 square feet. The proposed delicatessen/restaurant contains 1,492 square feet including the 471 square foot kitchen and 1,021 square foot serving area (768 square-foot delicatessen and 253 square-foot restaurant dining area).

- *Other:* FAR. Allowed is 0.400, provided is 0.376

IMPACT ANALYSIS

Traffic.

The building has access to both N. 91st Street and E. Bahia Drive toward the south and east. Drive aisles are located along the south, east and north sides of the building with delivery along the north side. Parking is located along the south and east sides. This use is anticipated to generate about 150 vehicle trips per day including employees and customers. Delicatessen/restaurant seating is provided for about 25 patrons so traffic generation is expected to be relatively minor.

N. 91st Street and E. Bahia Drive can accommodate the level of traffic proposed including expected delivery vehicle traffic. Delivery of food to customers is provided at lunch hour. The loading area is internally oriented and situated along the north side of the building and not visible from E. Bahia Drive. The driveways are of adequate size to accommodate vehicle movement including loading/unloading and delivery vehicles. The amount and type of vehicles serving this use will not adversely impact other office or industrial traffic at the site.

Parking.

- Ten spaces are required and thirteen spaces are provided for this use. Approximately 320 spaces are required and 326 spaces are provided for the overall business park site. Sufficient parking is available on site for this use. Parking areas are situated along the south and east sides of the building. Two of the nine suites in the multi-tenant building are used by the Covenant Church and has its primary parking need on Sundays only.

Water/Sewer.

Existing site sewer and water service is provided by the City of Scottsdale.

Fire.

The facility contains a water suppressant sprinkler system suitable for this use. Adequate emergency vehicle circulation and turning radius movements are provided.

Open space.

On the overall 8-acre site, 92,600 square feet of open space is provided with 79,200 square feet required. A minimum 25-foot wide landscape buffer is provided along the property's E. Bahia Drive frontage. This property meets the required open space area and parking lot setback requirements. No public trails are located on this site.

Policy Implications.

The delicatessen/restaurant is located within a business park, adjoining other offices, warehouses, and a church use and will serve customers from this area. Adequate provision for traffic circulation and vehicle parking is provided on the site. The use is compatible with this area and will not adversely impact adjoining uses.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The delicatessen/restaurant use will be situated within the existing multi-tenant office/warehouse building and will not have an adverse impact as a result of smoke, odor or noise. Food cooking areas within the kitchen will contain commercial standard range hoods and filter systems. Lighting currently exists on the site and is shielded and directed downward conforming to City lighting policy. Minimal noise will be associated with the delicatessen/restaurant operation and dust and vibration are not associated with this use.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The existing E. Bahia Drive and N. 91st Street road system can accommodate the level and type of traffic generated by the use. Food delivery is provided during lunch hour and will use the existing internal site driveways to access the loading area at the north (rear) side of the building. The amount and type of vehicles using or serving this facility will not adversely impact those of adjoining businesses or streets within this area.*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *The delicatessen/restaurant use will not adversely impact adjoining business or industrial uses. No residences are located in this area. No adverse impacts are expected as a result of this use.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *A restaurant will provide a service to the employees in the business park. The use is reasonably compatible with the adjacent industrial zoned uses consisting of offices and warehouses and efforts have been made to mitigate impacts upon adjacent properties.*

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

- *No other requirements apply to this use in this section.*

Community Involvement.

The applicant sent notification letters to 46 property owners located within 750 feet of the site and has posted an Under Consideration sign on the property. A neighborhood meeting was held on August 4, 2005, to discuss this project. No neighbors attended the meeting. The applicant received an e-mail from a neighbor supporting the proposal. Staff has received no comments.

Community Impact.

The delicatessen/restaurant use is reasonably compatible with adjacent uses and will not create an adverse impact on those uses. The delicatessen/restaurant will serve customers within the McDowell Mountain Business Park area.

Staff Recommendation.

Staff recommends approval, subject to the attached stipulations.

OTHER BOARDS AND COMMISSIONS

Planning Commission.

The Planning Commission heard this case on the November 9, 2005, expedited agenda. No citizen comment cards were received. At the Study Session, the applicant requested an amendment to the stipulations regarding the location of the grease containment area, which the Commission supported with the motion to approve.

RECOMMENDATION

Planning Commission recommended approval as amended, 6-0.

RESPONSIBLE DEPT(S)


Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

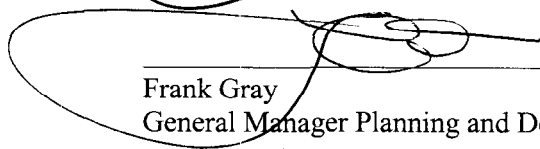
Al Ward, AICP
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

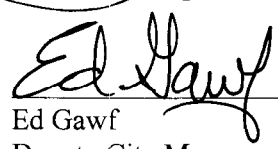
APPROVED BY


Randy Grant
Chief Planning Officer

11/18/05
Date


Frank Gray
General Manager Planning and Development Services

11.18.05
Date


Ed Gawf
Deputy City Manager

11/28/05
Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Citizen Involvement
7. City Notification Map
8. Site Plan
9. Floor Plan
10. November 9, 2005 Planning Commission Minutes
11. Resolution No. 6790

Project Narrative

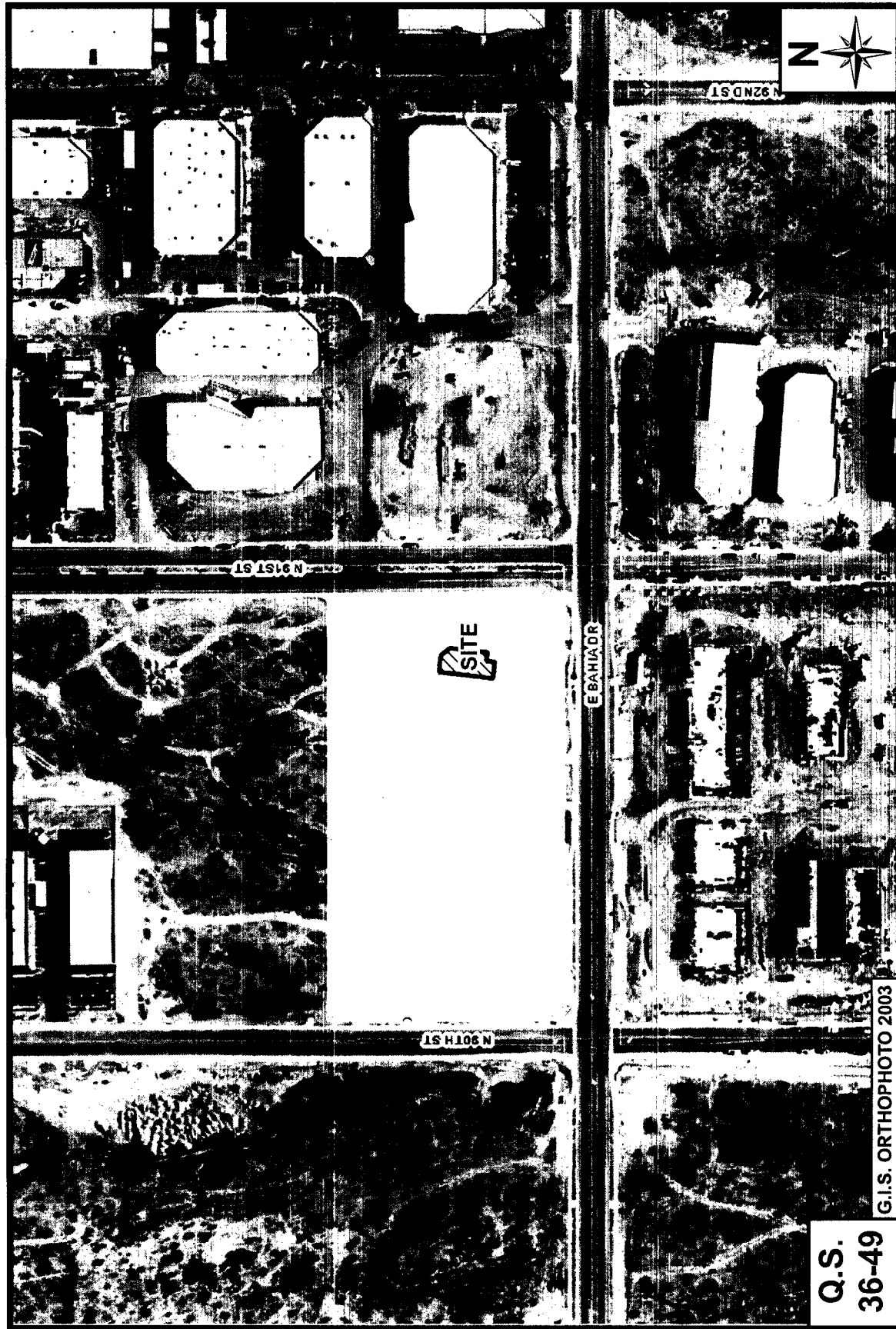
Gourmet Corner will occupy approximately fifty (50%) percent of one suite (#109) in an approximate 21,912 sq. ft. Multi-tenant Office/Warehouse Condominium project located at the north west corner of East Bahia Drive and 91st Street presently under construction in North Scottsdale. The building is part of an eight (8) building project called 90th Street & Bahia Business park within the McDowell Mountain Business Park.

There is ingress/egress from both East Bahia Drive and 91st Street to the building with a total of 55 parking spaces. 26 spaces are assigned and 29 spaces designated common area parking with the majority of these spaces located to the east end of the building nearest to suite 109. (please see attached parking allocation for Building "A").

Gourmet Corner will be a delicatessen serving the McDowell Mountain Business Park and surrounding area's including the Greater Scottsdale Airpark and Perimeter Center Office Park. Hours of business will be from approximately 7:00 am to 6:00 pm serving Breakfast, Lunch and early Dinner (dine in/take out). We anticipate the need for delivery services for the lunch hour in the immediate area.

ATTACHMENT #1

**18-UP-2005
8-22-05**



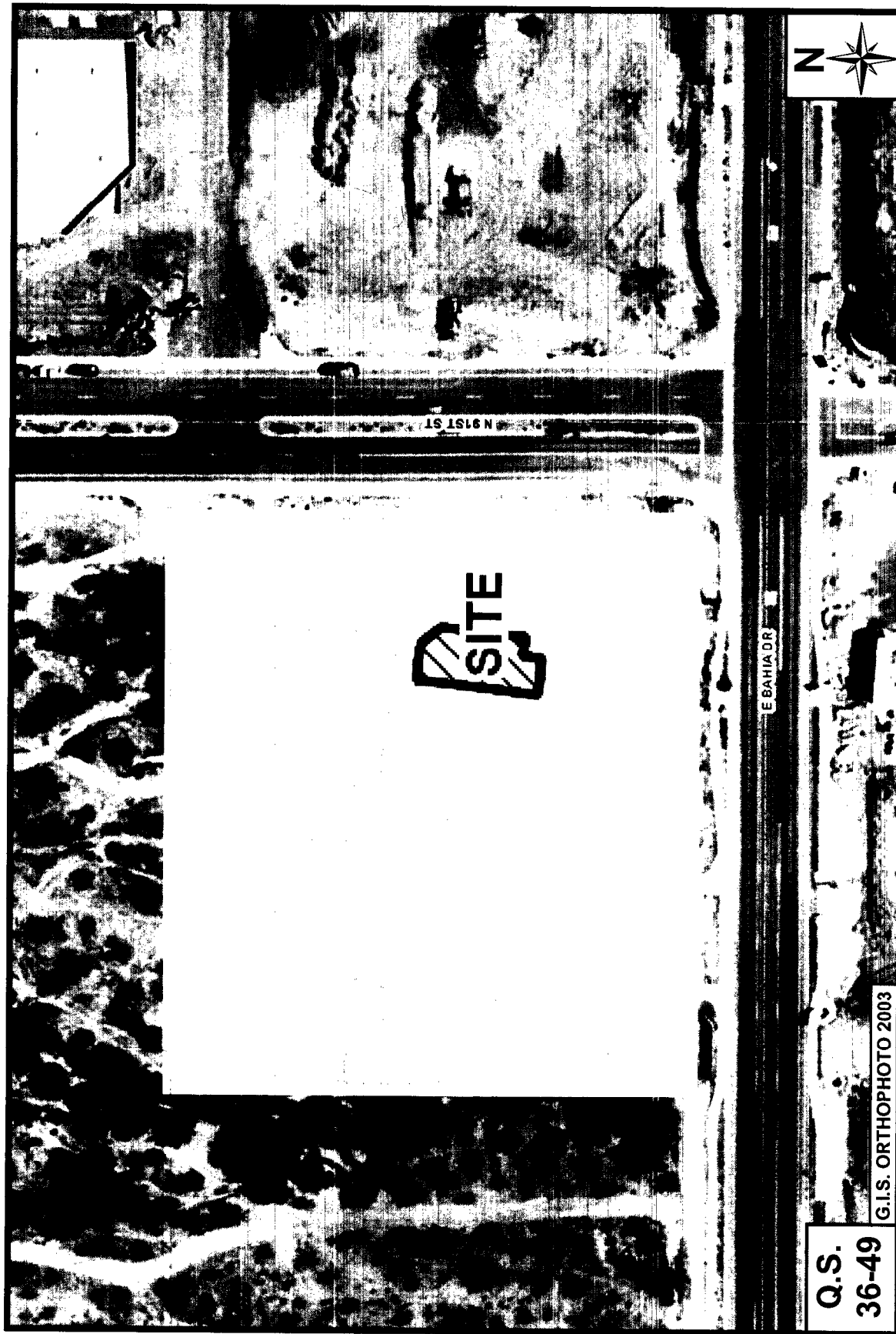
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36-49

G.I.S. ORTHOPHOTO 2003

Gourmet Corner

18-UP-2005

ATTACHMENT #2

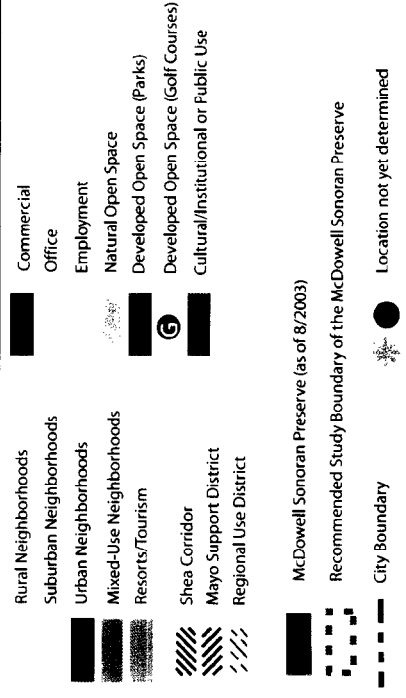
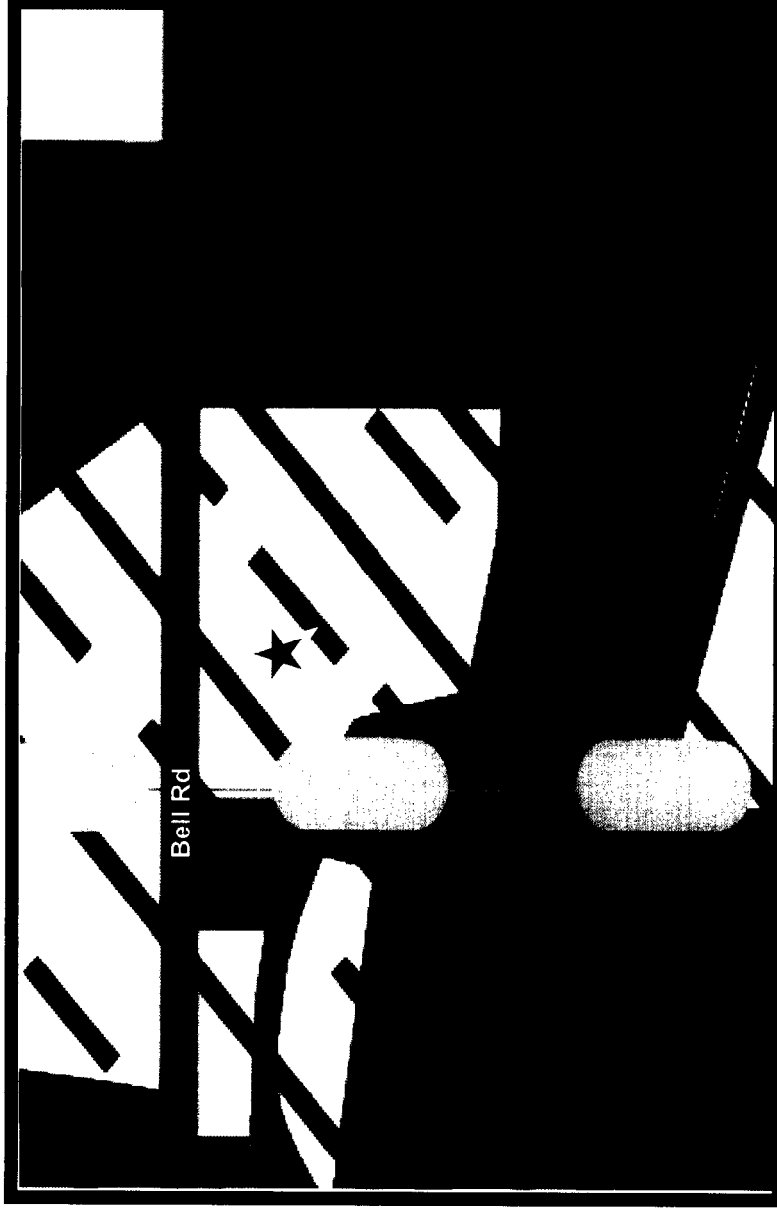


Gourmet Corner

18-UP-2005

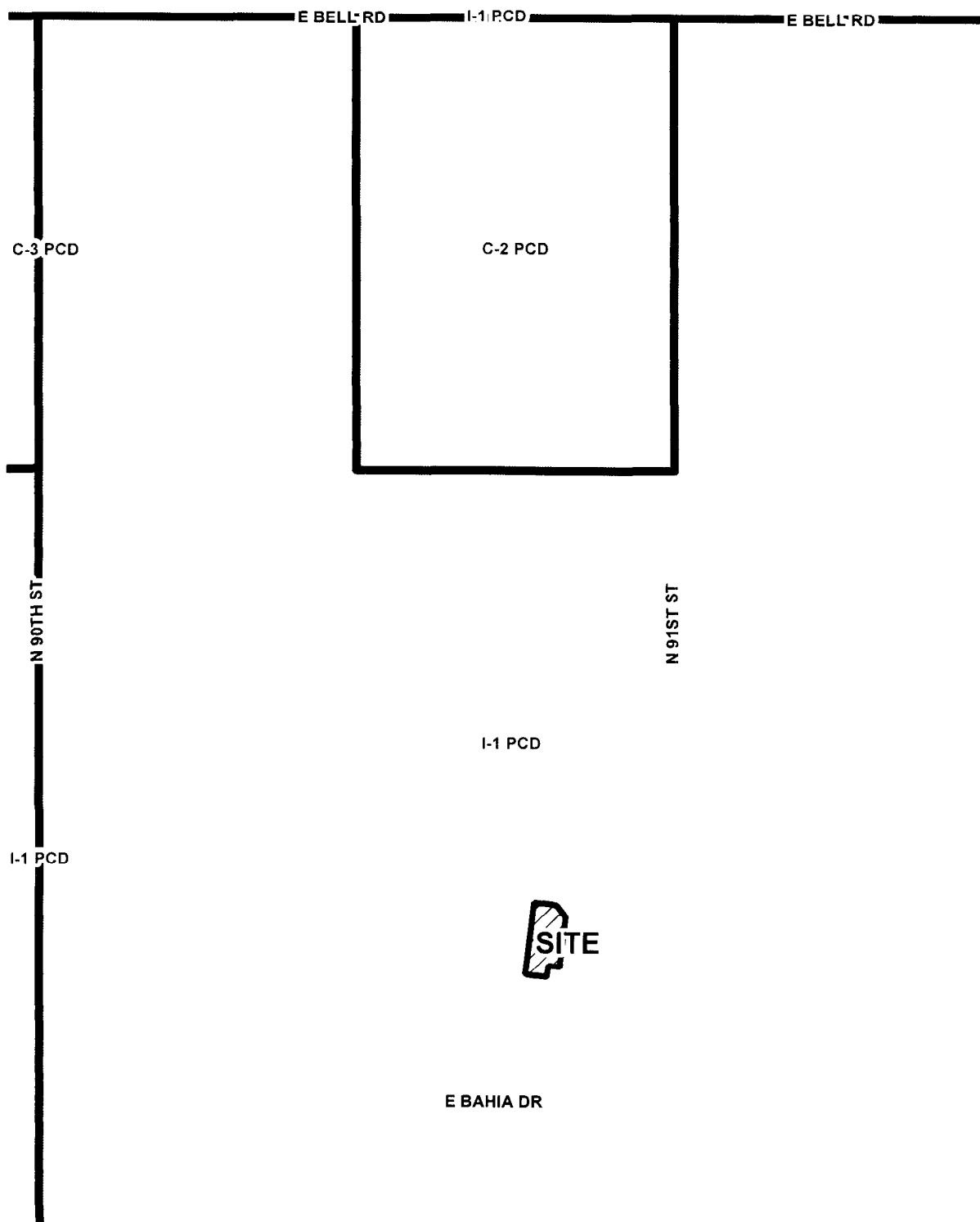
ATTACHMENT #2A

General Plan



18-UP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004



18-UP-2005

ATTACHMENT #4



STIPULATIONS FOR CASE 18-UP-2005
CHANGES MADE BY THE PLANNING COMMISSION ARE SHOWN IN UPPER CASE BOLD
LETTERS WITH DELETIONS STRUCK THROUGH

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by James Elson Architects and staff dated 8/22/2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. REFUSE ENCLOSURE – Before issuance of a final Certificate of Occupancy, the developer shall modify the existing refuse enclosure **OR/ OTHERWISE PROVIDE** on site **ADJACENT TO THE SIDE OR REAR OF SUBJECT SUITE 109**, ~~to include~~ a grease trap to the satisfaction of Final Plans **AND SOLID WASTE MANAGEMENT (MARK POWELL)** staff. The refuse enclosure shall conform to Detail #2146-2 of the City of Scottsdale Supplement to the MAG Standards.
3. MITIGATION OF ODORS – With the submittal of the tenant improvement plans, the applicant shall demonstrate how they plan to mitigate odors that could cause a nuisance to surrounding businesses and properties, relating specifically to the handling and preparation of food and the operation of the grease interceptor, to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the plans, as approved.
4. COMMERCIAL RANGE HOOD(S) – With the submittal of tenant improvement plans, the applicant shall provide details verifying provision of a commercial range hood(s) over cooking areas; and that the installation, operation, and maintenance of food cooker(s) will create minimal smoke and odor emissions and limit potential adverse impact on adjacent businesses and properties, to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the details, as approved.
5. DELIVERY VEHICLE LOADING – With the submittal of the tenant improvement plans, the developer shall provide a vehicle loading plan to verify that deliveries can be made without disrupting or blocking adjacent businesses, drive aisles, and parking to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the plans, as approved.
6. SITE LIGHTING – All wall-mounted security lighting, or other proposed exterior fixtures associated with this use, shall be fully shielded and directed downward so the light source is not visible from adjacent properties, to the satisfaction of Final Plans staff.
7. SEATING CAPACITY- Maximum indoor **AND OUTDOOR** patron seating capacity for the restaurant shall not exceed 25.
8. EQUIPMENT UPGRADE- At the request of the City, the applicant may be required to change/ upgrade equipment related to stipulations 3 and 4 above, if operation of equipment in the opinion of City staff is not adequate to mitigate odors or smoke relating to food preparation.
9. PARKING- With the submittal of the tenant improvement plans, the developer shall submit a plan designating a minimum of 10 parking spaces on the site for the use and operation of the delicatessen/ restaurant, for exclusive use during business hours.

NEIGHBORHOOD INVOLVEMENT REPORT


A total of 46 individuals within the 750' radius were notified by mail (letter enclosed) through the United States Postal Service (receipt for 46 pieces metered enclosed). Ten letters were returned marked "return to sender, not deliverable as addressed" (enclosed).

We had one response by e-mail from Mr. Kent S. Berk, stating his support for the proposed Deli in the area. His address is 16447 E. Bahia Dr., across the street from the proposed location. (his e-mail is enclosed).

An "Early Notification Sign" was erected on July 22, 2005 detailing project specifics and the date/time of a public input meeting being held at 16611 N. 91st Street #105, Scottsdale, AZ. on August 4, 2005.

There was no opposition to the proposed special use permit either in person at the public input meeting or by phone. Since there was no adverse response indicated by anyone, no methods were discussed to address any issues or concerns identified during this process.

Applicant Contact:



Dave Slogar

Land Research & Development, Inc.

XO™ Web Site Hosting Web Mail

This message has been marked as **Junk Mail**.

From: Kent S. Berk <kent@berkmoskowitz.com>
To: <award@scottsdaleaz.gov>
Cc: Angie@azontherocks.com <Angie@AZontheRocks.com>, Kevin J. Berk <kevin@AZontheRocks.com>, <drslogar@landrd.com>
Subject: Applicaton #381-PA-05-9096 E. Bahia Dr., Scottsdale, AZ
Date: Fri, 29 Jul 2005 09:57:08 -0700

Mr. Ward,

My company, AZR Properties, LLC owns the building at 16447 N. 91st Street (the Southeast corner of 91st Street and Bahia). Although we will not be able to attend the neighborhood meeting on August 4, 2005, we are in favor of the approval of the application for Gourmet Corner to go into the building at 9096 E. Bahia Dr. If you have any questions, please let me know. Thank you.

Regards,

Kent S. Berk
BERK & MOSKOWITZ, P.C.
5665 N. Scottsdale Road, Suite F-100
Scottsdale, AZ 85250
Telephone: 480-607-7900
Facsimile: 480-607-7300
E-mail: Kent@BerkMoskowitz.Com
www.BerkMoskowitz.com

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***** SALE *****

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7/21/05

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Center #4280

10115 E. Bell Rd. Suite 107

The UPS Store

Scottsdale, AZ 85260

Phone 480-513-8661

Qty	Description	Unit	Ext
54	Metered Mail	0.48	25.92

Sub Total:	25.92
Total Sale:	25.92

Cash:	40.00
Change:	14.08

Visit our Web Site at: WWW.MBE.COM

July 20, 2005

Dear Neighbors,

Please find enclosed information regarding an upcoming open house meeting with regards to a proposed Deli/Restaurant "Gourmet Corner", located at 9096 East Bahia Drive, Suite 109 in the new 90th Street and Bahia Business Park.

The meeting will be held August 4, 2005 at 5:30 pm to discuss the application for a Special Use Permit with regards to the Deli/Restaurant.

Meeting location:

16611 North 91st Street
Suite 105
Scottsdale, Arizona

If you are unable to attend, but would like more information or would like to discuss the request by "Gourmet Corner" for a Special Use Permit at this location, please call Mr. Dave Slogar (480) 538-5474.

Respectfully,

Gourmet Corner

Linda Francis

To: Jane Campbell
Subject: 750 foot search

Jane,

I need to get a 750' search around property located at 9096 E. Bahia Drive, Scottsdale, Parcel No. 217-13-012.

This is for Dave Slogar, Land Research and Development.

Thanks,

Linda @ Forum

1A now 1C
 3C " 3C/D
 no 6A/6B
 5A now 5C
 no 9A

2C now 163/164

7 now 7A

no 10

no 11

13 now 13A/B

14 now 217-13-301-308

2C now 164 now

32A now 32C

18 now 18A

17 now 17A

16 now 16A

15 now 15A

no 19A

20A now 20C

now 21A

23A now 23C

39C now 39E

215-7-22/23 no

Lincoln
 Francis
 Forum

Jane Campbell

From: Linda Francis
Sent: Tuesday, July 19, 2005 3:28 PM
To: Jane Campbell
Subject: 750 foot search

Jane,

I need to get a 750' search around property located at 9096 E. Bahia Drive, Scottsdale, Parcel No. 217-13-012.

This is for Dave Slogar, Land Research and Development.

Thanks,

Linda @ Forum

= M E T R O S C A N P R O P E R T Y R E P O R T =

Maricopa DVD (AZ)

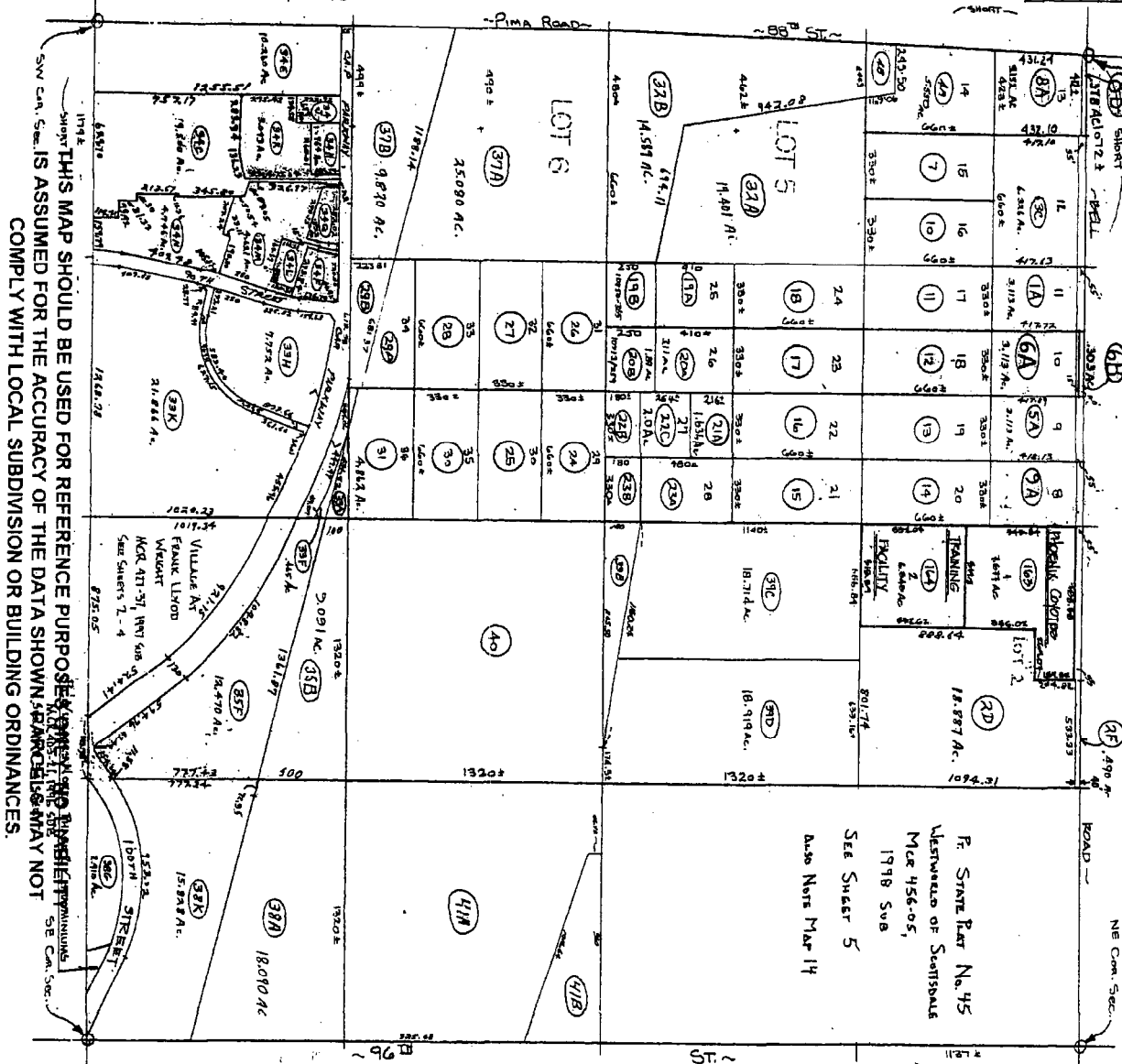
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MARICOPA COUNTY ASSESSORS OFFICE			
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99	1/1/00	W. J. B.	Initial
100	1/1/00	W. J. B.	Initial

MARICOPA COUNTY ASSESSORS OFFICE			
SCALE 1" = 500'			
REV.	DATE	BY	DESCRIPTION
1	1/1/00	W. J. B.	Initial
2	1/1/00	W. J. B.	Initial
3	1/1/00	W. J. B.	Initial
4	1/1/00	W. J. B.	Initial
5	1/1/00	W. J. B.	Initial
6	1/1/00	W. J. B.	Initial
7	1/1/00	W. J. B.	Initial
8	1/1/00	W. J. B.	Initial
9	1/1/00	W. J. B.	Initial
10	1/1/00	W. J. B.	Initial
11	1/1/00	W. J. B.	Initial
12	1/1/00	W. J. B.	Initial
13	1/1/00	W. J. B.	Initial
14	1/1/00	W. J. B.	Initial
15	1/1/00	W. J. B.	Initial
16	1/1/00	W. J. B.	Initial
17	1/1/00	W. J. B.	Initial
18	1/1/00	W. J. B.	Initial
19	1/1/00	W. J. B.	Initial
20	1/1/00	W. J. B.	Initial
21	1/1/00	W. J. B.	Initial
22	1/1/00	W. J. B.	Initial
23	1/1/00	W. J. B.	Initial
24	1/1/00	W. J. B.	Initial
25	1/1/00	W. J. B.	Initial
26	1/1/00	W. J. B.	Initial
27	1/1/00	W. J. B.	Initial
28	1/1/00	W. J. B.	Initial
29	1/1/00	W. J. B.	Initial
30	1/1/00	W. J. B.	Initial
31	1/1/00	W. J. B.	Initial
32	1/1/00	W. J. B.	Initial
33	1/1/00	W. J. B.	Initial
34	1/1/00	W. J. B.	Initial
35	1/1/00	W. J. B.	Initial
36	1/1/00	W. J. B.	Initial
37	1/1/00	W. J. B.	Initial
38	1/1/00	W. J. B.	Initial
39	1/1/00	W. J. B.	Initial
40	1/1/00	W. J. B.	Initial
41	1/1/00	W. J. B.	Initial
42	1/1/00	W. J. B.	Initial
43	1/1/00	W. J. B.	Initial
44	1/1/00	W. J. B.	Initial
45	1/1/00	W. J. B.	Initial
46	1/1/00	W. J. B.	Initial
47	1/1/00	W. J. B.	Initial
48	1/1/00	W. J. B.	Initial
49	1/1/00	W. J. B.	Initial
50	1/1/00	W. J. B.	Initial
51	1/1/00	W. J. B.	Initial
52	1/1/00	W. J. B.	Initial
53	1/1/00	W. J. B.	Initial
54	1/1/00	W. J. B.	Initial
55	1/1/00	W. J. B.	Initial
56	1/1/00	W. J. B.	Initial
57	1/1/00	W. J. B.	Initial
58	1/1/00	W. J. B.	Initial
59	1/1/00	W. J. B.	Initial
60	1/1/00	W. J. B.	Initial
61	1/1/00	W. J. B.	Initial
62	1/1/00	W. J. B.	Initial
63	1/1/00	W. J. B.	Initial
64	1/1/00	W. J. B.	Initial
65	1/1/00	W. J. B.	Initial
66	1/1/00	W. J. B.	Initial
67	1/1/00	W. J. B.	Initial
68	1/1/00	W. J. B.	Initial
69	1/1/00	W. J. B.	Initial
70	1/1/00	W. J. B.	Initial
71	1/1/00	W. J. B.	Initial
72	1/1/00	W. J. B.	Initial
73	1/1/00	W. J. B.	Initial
74	1/1/00	W. J. B.	Initial
75	1/1/00	W. J. B.	Initial
76	1/1/00	W. J. B.	Initial
77	1/1/00	W. J. B.	Initial
78	1/1/00	W. J. B.	Initial
79	1/1/00	W. J. B.	Initial
80	1/1/00	W. J. B.	Initial
81	1/1/00	W. J. B.	Initial
82	1/1/00	W. J. B.	Initial
83	1/1/00	W. J. B.	Initial
84	1/1/00	W. J. B.	Initial
85	1/1/00	W. J. B.	Initial
86	1/1/00	W. J. B.	Initial
87	1/1/00	W. J. B.	Initial
88	1/1/00	W. J. B.	Initial
89	1/1/00	W. J. B.	Initial
90	1/1/00	W. J. B.	Initial
91	1/1/00	W. J. B.	Initial
92	1/1/00	W. J. B.	Initial
93	1/1/00	W. J. B.	Initial
94	1/1/00	W. J. B.	Initial
95	1/1/00	W. J. B.	Initial
96	1/1/00	W. J. B.	Initial
97	1/1/00	W. J. B.	Initial
98	1/1/00	W. J. B.	Initial
99	1/1/00	W. J. B.	Initial
100	1/1/00	W. J. B.	Initial



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY AND NOT BE USED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC. 6 - 3NE
 PHOENIX COPIES
 TRAINING FACILITY: LOTS 1, 2 (MCE 400-44, 1995)
 (MCE 400-44, 1995)
 X
 215-7 Sheet 7

BOOK 217
 MAP 13
 SHEET 1 OF 5

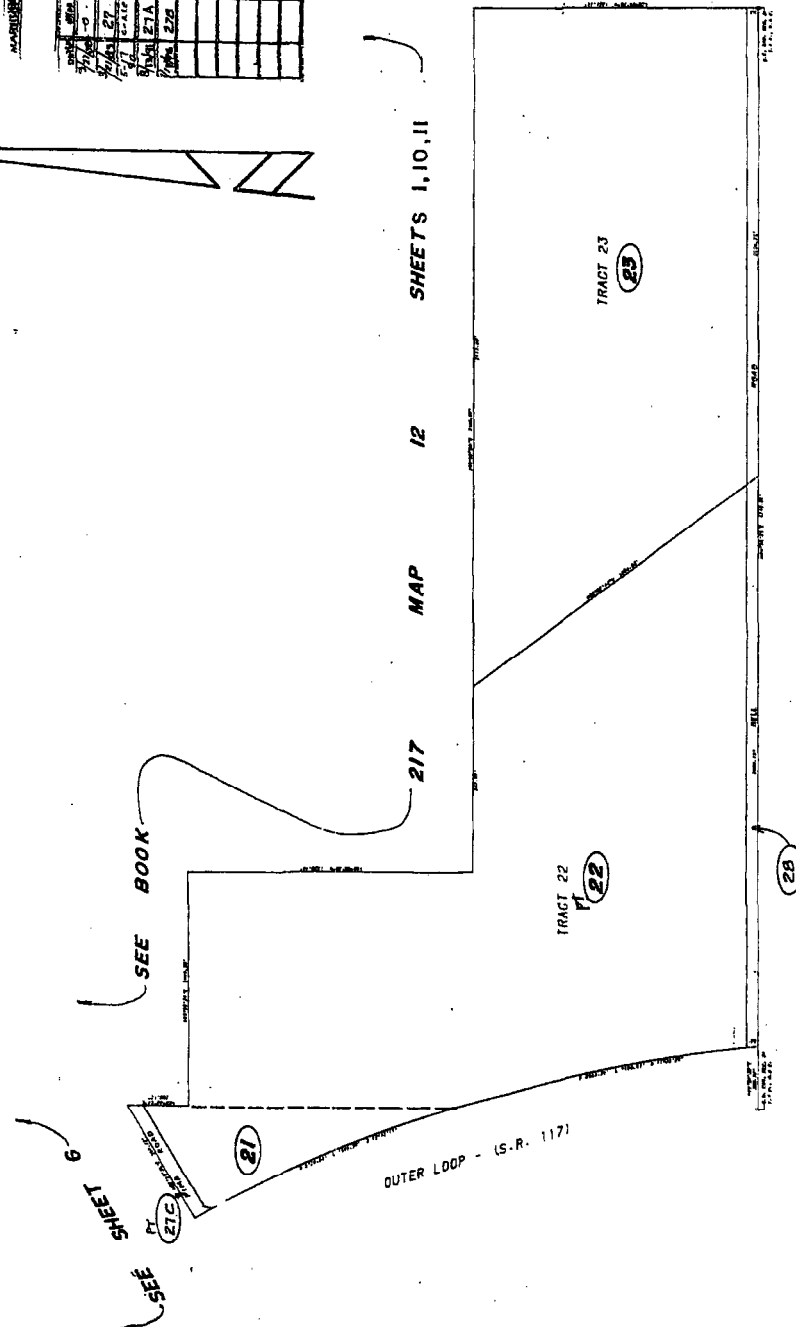
LOT	ACRES
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00
19	1.00
20	1.00
21	1.00
22	1.00
23	1.00
24	1.00
25	1.00

PT. SEC. 31, T.4N.-R.5E. & PT. SEC. 36, T.4N.-R.4E.
PT. STATE PLAT No. 16, CORE SOUTH: TRACTS 22 & 23, &
PROPOSED "PUBLIC RIGHTS OF WAY, (MCR 324/50, 1989 SUB.)

BOOK 215
MAP 7
SHEET 7

MARIUPA COUNTY RECORDERS OFFICE
 SCALE 8" = 100'

TRACT	AREA	ACRES	OWNER	DATE
21	1.00	1.00	STATE OF ARIZONA	1989
22	1.00	1.00	STATE OF ARIZONA	1989
23	1.00	1.00	STATE OF ARIZONA	1989
24	1.00	1.00	STATE OF ARIZONA	1989
25	1.00	1.00	STATE OF ARIZONA	1989
26	1.00	1.00	STATE OF ARIZONA	1989
27	1.00	1.00	STATE OF ARIZONA	1989
28	1.00	1.00	STATE OF ARIZONA	1989
29	1.00	1.00	STATE OF ARIZONA	1989
30	1.00	1.00	STATE OF ARIZONA	1989
31	1.00	1.00	STATE OF ARIZONA	1989
32	1.00	1.00	STATE OF ARIZONA	1989
33	1.00	1.00	STATE OF ARIZONA	1989
34	1.00	1.00	STATE OF ARIZONA	1989
35	1.00	1.00	STATE OF ARIZONA	1989
36	1.00	1.00	STATE OF ARIZONA	1989
37	1.00	1.00	STATE OF ARIZONA	1989
38	1.00	1.00	STATE OF ARIZONA	1989
39	1.00	1.00	STATE OF ARIZONA	1989
40	1.00	1.00	STATE OF ARIZONA	1989



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Dtr10 Llc	APN	:215 07 001A
SiteAddr	:17207 N Perimeter Dr Scottsdale 85255	Exempt	:
MailAddr	:8900 E Pinnacle Peak Rd Scottsdale Az 85255	AssdTot	:\$6,348,125
Land Use	:Com,Office Building,W/Prkg,2story	Phone #	:
NwLnDate	:12/22/2004 LnType :	XferAmt	:\$14,500,000
New Loan	: Lender :	Doc #	:0041506833 M
Prior Ln	:\$5,000,000 TitleCo :		
%Imprvd	:77 BldgSF:58,087 LotSz:202,118Units:2	YrBlt:1989	Pool:

Borrower	:Dtr10 Llc	APN	:215 07 001A
SiteAddr	:17207 N Perimeter Dr Scottsdale 85255	Exempt	:
MailAddr	:8900 E Pinnacle Peak Rd Scottsdale Az 85255	AssdTot	:\$6,348,125
Land Use	:Com,Office Building,W/Prkg,2story	Phone #	:
NwLnDate	:12/22/2004 LnType :	XferAmt	:\$14,500,000
New Loan	: Lender :	Doc #	:0041506833 M
Prior Ln	:\$5,000,000 TitleCo :		
%Imprvd	:77 BldgSF:38,884 LotSz:202,118Units:2	YrBlt:1989	Pool:

Borrower	:Arizona State Land Dept	APN	:215 07 022
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:1624 W Adams St Phoenix Az 85007	AssdTot	:\$35,829,500
Land Use	:Gov,State Land,Vacant	Phone #	:
NwLnDate	:08/31/1988 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:880431354
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:4,212,500.its:	YrBlt:	Pool:

Borrower	:Arizona State Land Dept	APN	:215 07 023
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:1624 W Adams St Phoenix Az 85007	AssdTot	:\$22,569,000
Land Use	:Gov,State Land,Vacant	Phone #	:
NwLnDate	:08/31/1988 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:880431354
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:3,362,500.its:	YrBlt:	Pool:

Borrower	:Malo Properties Llc	APN	:217 13 001D
SiteAddr	:16601 N 90th St #100/1 Scottsdale 85260	Exempt	:
MailAddr	:16601 N 90th St #B Scottsdale Az 85260	AssdTot	:\$604,363
Land Use	:Ind,Warehouse,W/Office/Retail	Phone #	:
NwLnDate	:12/03/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031652079
Prior Ln	: TitleCo :		
%Imprvd	:55 BldgSF:9,716 LotSz:35,502 Units:1	YrBlt:2003	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Bell-101 Llc	APN	:217 13 003D
SiteAddr	:8825 E Bell Rd Scottsdale 85260	Exempt	:
MailAddr	:6991 E Camelback Rd #C250 Scottsdale Az 85251	AssdTot	:\$2,535,500
Land Use	:Vacant,Commercial,Urban,Non-subdiv	Phone #	:
NwLnDate	:03/29/2004 LnType :	XferAmt	:\$4,708,837
New Loan	: Lender :	Doc #	:0040319470
Prior Ln	:\$9,910,601 TitleCo :Lawyers Title/Az		
%Imprvd	: BldgSF: LotSz:252,174Units:	YrBlt:	Pool:

Borrower	:Lane Robert & Southpac Trust Internation	APN	:217 13 006A
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:6535 N Arizona Biltmore Cir Phoenix Az 85016	AssdTot	:\$678,350
Land Use	:Vacant,Commercial,Urban,Non-subdiv	Phone #	:
NwLnDate	:10/07/1998 LnType :	XferAmt	:
New Loan	: Lender :No New Mortgage	Doc #	:0980896676
Prior Ln	: TitleCo :Miscellaneous Title		
%Imprvd	: BldgSF: LotSz:135,602Units:	YrBlt:	Pool:

Borrower	:Lane Robert & Southpac Trust Internation	APN	:217 13 006B
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:6535 N Arizona Biltmore Cir Phoenix Az 85016	AssdTot	:\$15,150
Land Use	:Vacant,Commercial,Urban,Non-subdiv	Phone #	:
NwLnDate	:10/07/1998 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:980896676
Prior Ln	:\$45,600 TitleCo :		
%Imprvd	: BldgSF: LotSz:4,949 Units:	YrBlt:	Pool:

Borrower	:Ksb Group Llc	APN	:217 13 007A
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:Scottsdale Az 85255	AssdTot	:\$1,689,000
Land Use	:Vacant,Commercial,Urban,Non-subdiv	Phone #	:
NwLnDate	:07/15/2004 LnType :Conventional	XferAmt	:\$5,150,000
New Loan	:\$3,600,000 Lender :Stearns Bank Arizona	Doc #	:0040813682
Prior Ln	: TitleCo :Capital Title Agency Inc		
%Imprvd	: BldgSF: LotSz:206,309Units:	YrBlt:	Pool:

Borrower	:Bwe 2000 Llc	APN	:217 13 009A
SiteAddr	:9181 E Bell Rd Scottsdale 85260	Exempt	:
MailAddr	:16611 N 91st St #105 Scottsdale Az 85260	AssdTot	:\$1,723,047
Land Use	:Ind,Warehouse,Part Complete	Phone #	:
NwLnDate	:02/23/2001 LnType :	XferAmt	:\$1,171,861
New Loan	: Lender :	Doc #	:0010137889
Prior Ln	: TitleCo :Stewart Title & Tr/Phoenix		
%Imprvd	:30 BldgSF:21,407 LotSz:135,602Units:2	YrBlt:2003	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower :Bwe 2000 Llc APN :217 13 009A
SiteAddr :9181 E Bell Rd Scottsdale 85260 Exempt :
MailAddr :16611 N 91st St #105 Scottsdale Az 85260 AssdTot :\$1,723,047
Land Use :Ind,Warehouse,Part Complete Phone # :
NwLnDate :02/23/2001 LnType : XferAmt :\$1,171,861
New Loan : Lender : Doc # :0010137889
Prior Ln : TitleCo :Stewart Title & Tr/Phoenix
%Imprvd :30 BldgSF:21,407 LotSz:135,602Units:2 YrBlt:2003 Pool:

Borrower :Lge Corporation Inc APN :217 13 010A
SiteAddr :16638 N 90th St Scottsdale 85260 Exempt :
MailAddr :740 N 52nd St #200 Phoenix Az 85008 AssdTot :\$993,500
Land Use :Vacant,Undetermnd,Rural,Non-subdiv Phone # :
NwLnDate :02/12/2004 LnType :Conventional XferAmt :\$3,090,000
New Loan :\$2,472,000 Lender :Miscellaneous Doc # :0040144822
Prior Ln : TitleCo :Fidelity National Title
%Imprvd : BldgSF: LotSz:187,734Units: YrBlt: Pool:

Borrower :90th Street/Bahia Busin APN :217 13 011
SiteAddr :16655 N 90th St Scottsdale 85260 Exempt :
MailAddr :16611 N 91st St #105 Scottsdale Az 85260 AssdTot :\$1,463,500
Land Use :Vacant,Commercial,Urban,Non-subdiv Phone # :
NwLnDate :03/02/2005 LnType : XferAmt :\$6,850,000
New Loan : Lender : Doc # :0050262316 M
Prior Ln :\$3,939,528 TitleCo :
%Imprvd : BldgSF: LotSz:217,800Units: YrBlt: Pool:

Borrower :90th Street/Bahia Busin APN :217 13 012
SiteAddr :16650 N 91st St Scottsdale 85260 Exempt :
MailAddr :16611 N 91st St #105 Scottsdale Az 85260 AssdTot :\$1,463,500
Land Use :Vacant,Undetermnd,Rural,Non-subdiv Phone # :
NwLnDate :03/02/2005 LnType : XferAmt :\$6,850,000
New Loan : Lender : Doc # :0050262316 M
Prior Ln :\$3,939,528 TitleCo :
%Imprvd : BldgSF: LotSz:217,800Units: YrBlt: Pool:

Borrower :Wright Brothers Investments II Llc APN :217 13 013A
SiteAddr :16641 N 91st St Scottsdale 85260 Exempt :
MailAddr :8241 E Gelding Dr Scottsdale Az 85260 AssdTot :\$618,000
Land Use :Vacant,Undetermnd,Rural,Non-subdiv Phone # :
NwLnDate :03/03/2004 LnType : XferAmt :\$2,727,098
New Loan : Lender : Doc # :0040219235
Prior Ln : TitleCo :Fidelity National Title
%Imprvd : BldgSF: LotSz:74,734 Units: YrBlt: Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower :Comstock Family Llc APN :217 13 013D
SiteAddr :9160 E Bahia Dr Scottsdale 85260 Exempt :
MailAddr :8271 E Gelding Dr Scottsdale Az 85260 AssdTot :\$669,000
Land Use :Vacant,Industrial,Urban,Subdivided Phone # :
NwLnDate :03/26/2004 LnType :Conventional XferAmt :\$1,507,518
New Loan :\$1,161,000 Lender :Wells Fargo Bank Doc # :0040313086
Prior Ln : TitleCo :Stewart Title & Tr/Phoenix
%Imprvd : BldgSF: LotSz:82,521 Units: YrBlt: Pool:

Borrower :16611 Property Llc APN :217 13 014B
SiteAddr :15080 N 125th Way Scottsdale 85260 Exempt :
MailAddr :16611 N 91st St #105 Scottsdale Az 85260 AssdTot :\$1,223,133
Land Use :Ind,Warehouse,W/Office/Retail Phone # :
NwLnDate :04/02/2003 LnType : XferAmt :
New Loan : Lender : Doc # :030411836
Prior Ln : TitleCo :
%Imprvd :62 BldgSF:20,907 LotSz:52,785 Units:1 YrBlt:2002 Pool:

Borrower :Alilaur Llc APN :217 13 015A
SiteAddr :*no Site Address* Scottsdale Exempt :
MailAddr :7405 E Monte Cristo Ave Scottsdale Az 85260 AssdTot :\$1,296,000
Land Use :Vacant,Commercial,Urban,Non-subdiv Phone # :
NwLnDate :11/19/2001 LnType : XferAmt :
New Loan : Lender : Doc # :011081520
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:187,318Units: YrBlt: Pool:

Borrower :Azr Properties Llc APN :217 13 016B
SiteAddr :16445 N 91st St Scottsdale 85260 Exempt :
MailAddr :5665 N Scottsdale Rd #F-100 Scottsdale Az 85250 AssdTot :\$1,422,821
Land Use :Ind,Warehouse,W/Office/Retail Phone # :
NwLnDate :02/17/2005 LnType :Conventional XferAmt :
New Loan :\$2,130,000 Lender :Northern Trust Bank Doc # :0050197287
Prior Ln : TitleCo :First American Title Insurance
%Imprvd :28 BldgSF:13,680 LotSz:104,946Units:2 YrBlt:2003 Pool:

Borrower :Azr Properties Llc APN :217 13 016B
SiteAddr :16445 N 91st St Scottsdale 85260 Exempt :
MailAddr :5665 N Scottsdale Rd #F-100 Scottsdale Az 85250 AssdTot :\$1,422,821
Land Use :Ind,Warehouse,W/Office/Retail Phone # :
NwLnDate :02/17/2005 LnType :Conventional XferAmt :
New Loan :\$2,130,000 Lender :Northern Trust Bank Doc # :0050197287
Prior Ln : TitleCo :First American Title Insurance
%Imprvd :28 BldgSF:20,015 LotSz:104,946Units:2 YrBlt:2003 Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Lge Corporation	APN	:217 13 017C
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:740 N 52nd St #200 Phoenix Az 85008	AssdTot	:\$88,000
Land Use	:Vacant,Residential,Urban,Non-subdiv	Phone #	:
NwLnDate	:02/20/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:030203498
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:32,682 Units:	YrBlt:	Pool:

Borrower	:Lge Corporation	APN	:217 13 017D
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:740 N 52nd St #200 Phoenix Az 85008	AssdTot	:\$306,000
Land Use	:Vacant,Residential,Urban,Non-subdiv	Phone #	:
NwLnDate	:02/20/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:030203498
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:64,892 Units:	YrBlt:	Pool:

Borrower	:City Of Scottsdale	APN	:217 13 019B
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:	AssdTot	:\$369,000
Land Use	:Exempt,Associated Parcel	Phone #	:
NwLnDate	:03/12/1997 LnType :	XferAmt	:\$98,853
New Loan	: Lender :Miscellaneous	Doc #	:0970159569 M
Prior Ln	: TitleCo :United Title		
%Imprvd	: BldgSF: LotSz:82,503 Units:	YrBlt:	Pool:

Borrower	:Werner Roehrs Inc	APN	:217 13 019C
SiteAddr	:16415 N 90th St Scottsdale 85260	Exempt	:
MailAddr	:16414 N 91st St Scottsdale Az 85260	AssdTot	:\$528,000
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:03/02/2005 LnType :Conventional	XferAmt	:
New Loan	:\$462,469 Lender :Marine Bank	Doc #	:0050259141 M
Prior Ln	:\$163,420 TitleCo :First American Title Insurance		
%Imprvd	: BldgSF: LotSz:128,487Units:	YrBlt:	Pool:

Borrower	:Scottsdale Del Norte Assoc	APN	:217 13 020B
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:2930 E Camelback Rd #240 Phoenix Az 85016	AssdTot	:\$433,500
Land Use	:Gov,Federal Land,Vacant	Phone #	:
NwLnDate	: LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:82,328 Units:	YrBlt:	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Werner Roehrs Inc	APN	:217 13 020C
SiteAddr	:16414 N 91st St Scottsdale 85260	Exempt	:
MailAddr	:16414 N 91st St Scottsdale Az 85260	AssdTot	:\$524,500
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:03/02/2005 LnType :Conventional	XferAmt	:\$688,350
New Loan	:\$462,469 Lender :Marine Bank	Doc #	:050259141 M
Prior Ln	:\$462,469 TitleCo :First American Title Insurance		
%Imprvd	: BldgSF: LotSz:126,682Units:	YrBlt:	Pool:

Borrower	:Pavo Holdings Llc	APN	:217 13 021A
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:7950 E Redfield Rd #210 Scottsdale Az 85260	AssdTot	:\$594,500
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:05/21/2004 LnType :	XferAmt	:\$2,304,478
New Loan	: Lender :	Doc #	:0040571301 M
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:71,264 Units:	YrBlt:	Pool:

Borrower	:City Of Scottsdale	APN	:217 13 022B
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:	AssdTot	:\$265,000
Land Use	:Exempt,Associated Parcel	Phone #	:
NwLnDate	:03/12/1997 LnType :	XferAmt	:\$98,853
New Loan	: Lender :Miscellaneous	Doc #	:0970159569 M
Prior Ln	: TitleCo :United Title		
%Imprvd	: BldgSF: LotSz:59,242 Units:	YrBlt:	Pool:

Borrower	:Pavo Holdings Llc	APN	:217 13 022C
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:7950 E Redfield Rd #210 Scottsdale Az 85260	AssdTot	:\$699,000
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:05/21/2004 LnType :Seller	XferAmt	:
New Loan	:\$1,829,478 Lender :Private	Doc #	:0040571301
Prior Ln	: TitleCo :Stewart Title & Tr/Phoenix		
%Imprvd	: BldgSF: LotSz:87,120 Units:	YrBlt:	Pool:

Borrower	:City Of Scottsdale	APN	:217 13 023B
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:	AssdTot	:\$265,000
Land Use	:Exempt,Associated Parcel	Phone #	:
NwLnDate	:03/12/1997 LnType :	XferAmt	:\$98,853
New Loan	: Lender :Miscellaneous	Doc #	:0970159569 M
Prior Ln	: TitleCo :United Title		
%Imprvd	: BldgSF: LotSz:59,242 Units:	YrBlt:	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Pavo Holdings Llc	APN	:217 13 023C
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:7950 E Redfield Rd #210 Scottsdale Az 85260	AssdTot	:\$709,500
Land Use	:Vacant,Residential,Rural,Non-subdiv	Phone #	:
NwLnDate	:05/21/2004 LnType :Seller	XferAmt	:\$2,274,997
New Loan	:\$1,299,997 Lender :Private	Doc #	:0040571298
Prior Ln	:	TitleCo	:Stewart Title & Tr/Phoenix
%Imprvd	: BldgSF: LotSz:146,939Units:	YrBlt:	Pool:

Borrower	:City Of Scottsdale	APN	:217 13 032B
SiteAddr	:16601 N Pima Rd Scottsdale 85260	Exempt	:
MailAddr	:16601 N Pima Rd Scottsdale Az 85260	AssdTot	:\$11,130,312
Land Use	:Gov,Federal Land,Commercial	Phone #	:
NwLnDate	:03/12/1997 LnType :	XferAmt	:\$98,853
New Loan	: Lender :Miscellaneous	Doc #	:0970159569 M
Prior Ln	: TitleCo :United Title		
%Imprvd	:74 BldgSF: LotSz:635,497Units:23	YrBlt:	Pool:

Borrower	:Double A Investments & Five Cousins Llc	APN	:217 13 032D
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:15300 N 90th St #300 Scottsdale Az 85260	AssdTot	:\$4,424,500
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:02/08/1999 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:990122545
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:681,435Units:	YrBlt:	Pool:

Borrower	:City Of Scottsdale	APN	:217 13 039B
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:	AssdTot	:\$462,000
Land Use	:Exempt,Associated Parcel	Phone #	:
NwLnDate	:03/12/1997 LnType :	XferAmt	:\$98,853
New Loan	: Lender :Miscellaneous	Doc #	:0970159569 M
Prior Ln	: TitleCo :United Title		
%Imprvd	: BldgSF: LotSz:103,237Units:	YrBlt:	Pool:

Borrower	:Atronic Americas Llc	APN	:217 13 039H
SiteAddr	:16537 N 92nd St Scottsdale 85260	Exempt	:
MailAddr	:16537 N 92nd St Scottsdale Az 85260	AssdTot	:\$5,465,495
Land Use	:Ind,Warehouse	Phone #	:
NwLnDate	:09/27/2002 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:021002508
Prior Ln	: TitleCo :		
%Imprvd	:70 BldgSF:64,350 LotSz:246,986Units:1	YrBlt:2003	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Bahia 94th Llc	APN	:217 13 039K
SiteAddr	:16748 N 90th St Scottsdale 85260	Exempt	:
MailAddr	:740 N 52nd St #200 Phoenix Az 85008	AssdTot	:\$2,854,189
Land Use	:Vacant,Industrial,Urban,Non-subdiv	Phone #	:
NwLnDate	:04/12/2005 LnType :Construction	XferAmt	:
New Loan	:\$1,385,600 Lender :Miscellaneous	Doc #	:0050465046
Prior Ln	:\$2,275,000 TitleCo :First American Title		
%Imprvd	: BldgSF: LotSz:493,659Units:	YrBlt:	Pool:

Borrower	:Jackson Productions Inc	APN	:217 13 039L
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:3020 N Scottsdale Rd Scottsdale Az 85251	AssdTot	:\$1,673,543
Land Use	:Vacant,Industrial,Urban,Non-subdiv	Phone #	:
NwLnDate	:06/30/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:030853234
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:289,455Units:	YrBlt:	Pool:

Borrower	:Mse Industrial Partners Llc	APN	:217 13 039M
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:7950 E Redfield Rd #210 Scottsdale Az 85260	AssdTot	:\$1,968,582
Land Use	:Vacant,Industrial,Urban,Non-subdiv	Phone #	:
NwLnDate	:09/29/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031359753
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz: Units:	YrBlt:	Pool:

Borrower	:First Industrial Development Services In	APN	:217 13 039N
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:2425 E Camelback Rd #785 Phoenix Az 85016	AssdTot	:\$887,186
Land Use	:Vacant,Industrial,Urban,Non-subdiv	Phone #	:
NwLnDate	:05/04/2000 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:000341868
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz: Units:	YrBlt:	Pool:

Borrower	:Bg Ice Llc	APN	:217 13 163
SiteAddr	:9375 E Bell Rd Scottsdale 85260	Exempt	:
MailAddr	:9375 E Bell Rd Scottsdale Az 85260	AssdTot	:\$9,246,299
Land Use	:Com,Ice Skating Rink	Phone #	:
NwLnDate	:03/13/1998 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:980193786
Prior Ln	: TitleCo :		
%Imprvd	:79 BldgSF:79,129 LotSz:334,410Units:3	YrBlt:1998	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Bg Ice Llc	APN	:217 13 163
SiteAddr	:9375 E Bell Rd Scottsdale 85260	Exempt	:
MailAddr	:9375 E Bell Rd Scottsdale Az 85260	AssdTot	:\$9,246,299
Land Use	:Com,Ice Skating Rink	Phone #	:
NwLnDate	:03/13/1998 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:980193786
Prior Ln	: TitleCo :		
%Imprvd	:79 BldgSF:27,394 LotSz:334,410Units:3	YrBlt:1998	Pool:

Borrower	:Bg Ice Llc	APN	:217 13 163
SiteAddr	:9375 E Bell Rd Scottsdale 85260	Exempt	:
MailAddr	:9375 E Bell Rd Scottsdale Az 85260	AssdTot	:\$9,246,299
Land Use	:Com,Ice Skating Rink	Phone #	:
NwLnDate	:03/13/1998 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:980193786
Prior Ln	: TitleCo :		
%Imprvd	:79 BldgSF:10,098 LotSz:334,410Units:3	YrBlt:1998	Pool:

Borrower	:Mcdowell Mountain Medical Investors	APN	:217 13 164
SiteAddr	:9377 E Bell Rd Scottsdale 85260	Exempt	:
MailAddr	:9377 E Bell Rd #243 Scottsdale Az 85260	AssdTot	:\$13,500,000
Land Use	:Com,Emergency Care Center	Phone #	:
NwLnDate	:06/15/2001 LnType :Conventional	XferAmt	:\$13,500,000
New Loan	:\$13,125,000 Lender :General Electric Capit	Doc #	:0010523681
Prior Ln	: TitleCo :Security Title Agency		
%Imprvd	:91 BldgSF:85,571 LotSz:260,734Units:1	YrBlt:1999	Pool:

215 07 001A
Dtr10 Llc
8900 E Pinnacle Peak Rd
Scottsdale, AZ 85255-3644

215 07 023
Arizona State Land Dept
1624 W Adams St
Phoenix, AZ 85007-2632

217 13 001D
Malo Properties Llc
16601 N 90th St #B
Scottsdale, AZ 85260-2788

217 13 003D
Bell-101 Llc
6991 E Camelback Rd #C250
Scottsdale, AZ 85251-2452

217 13 006A
Robert & Southpac Internation Lane
6535 N Arizona Biltmore Cir
Phoenix, AZ 85016-8907

217 13 007A
Ksb Group Llc
NO STREET NAME or NUMBER
Scottsdale, AZ 85255

217 13 009A
Bwe 2000 Llc
16611 N 91st St #105
Scottsdale, AZ 85260-1523

217 13 010A
Lge Corporation Inc
740 N 52nd St #200
Phoenix, AZ 85008-7983

217 13 012
90th Street & Bahia Busin
16611 N 91st St #105
Scottsdale, AZ 85260-1523

217 13 013A
Wright Brothers Investments II Llc
8241 E Gelding Dr
Scottsdale, AZ 85260-3619

217 13 013D
Comstock Family Llc
8271 E Gelding Dr
Scottsdale, AZ 85260-3619

217 13 014B
16611 Property Llc
16611 N 91st St #105
Scottsdale, AZ 85260-1523

217 13 015A
Alilaur Llc
7405 E Monte Cristo Ave
Scottsdale, AZ 85260-1618

217 13 016B
Azr Properties Llc
5665 N Scottsdale Rd #F-100
Scottsdale, AZ 85250-5959

217 13 017C
Lge Corporation
740 N 52nd St #200
Phoenix, AZ 85008-7983

217 13 019C
Werner Roehrs Inc
16414 N 91st St
Scottsdale, AZ 85260-1563

217 13 020B
Scottsdale Del Norte Assoc
2930 E Camelback Rd #240
Phoenix, AZ 85016-4411

217 13 022C
Pavo Holdings Llc
7950 E Redfield Rd #210
Scottsdale, AZ 85260-2978

217 13 032B
City Of Scottsdale
16601 N Pima Rd
Scottsdale, AZ 85260-1301

217 13 032D
Double A Investments & Five Cousins
15300 N 90th St #300
Scottsdale, AZ 85260-2775

217 13 039H
Atronic Americas Llc
16537 N 92nd St
Scottsdale, AZ 85260-1528

217 13 039K
Bahia 94th Llc
740 N 52nd St #200
Phoenix, AZ 85008-7983

217 13 039L
Jackson Productions Inc
3020 N Scottsdale Rd
Scottsdale, AZ 85251-7231

217 13 039M
Mse Industrial Partners Llc
7950 E Redfield Rd #210
Scottsdale, AZ 85260-2978

217 13 039N
First Industrial Development Services In
2425 E Camelback Rd #785
Phoenix, AZ 85016-4262

217 13 163
Bg Ice Llc
9375 E Bell Rd
Scottsdale, AZ 85260-1540

217 13 164
Mcdowell Mountain Medical Investors
9377 E Bell Rd #243
Scottsdale, AZ 85260



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 381-PA-05

Project Name: GOURMET COVER

Location: 896 E. BATH DR. #109, SCOTTSDALE, AZ. 85260

Site Posting Date: 7-22-05

Applicant Name: GENNADY BENENSON

Sign Company Name: AMERICA'S INSTANT SIGNS

Phone Number: ~~480-463-8100~~ 602-404-0009

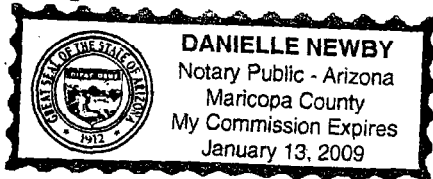
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

7.27.05
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 27 day of July 2005



[Signature]
Notary Public

My commission expires: 1/13/2009

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-342-7000 • Fax: 480-342-7000

EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

Site Address: 9096 E. Bahia Dr. Scottsdale AZ 85260
NEIGHBORHOOD OPEN HOUSE MEETING:

Date: August 4, 2005
Time: 5:30pm
Location: Land Research and Development Offices
16611 N. 91st St, Suite 105

• Project Overview:

- Description of Request: Special Use Permit
- Description of Project and Proposed Use: Gourmet Corner - Deli - Restaurant
- Site Acreage: 1.56 acres
- Site Zoning: Light Industrial (I-1)

Applicant Contact:

Dave Slogar
480-538-5474
drslogar@landrd.com

City Staff Contact:

Al Ward
480-312-7067
award@scottsdaleaz.gov

Pre-Application #381-PA-05

Case file available at City of Scottsdale: 480-312-7000

Project information is available at:

www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date: 07/22/05

EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

Site Address: 9096 E. Bahia Dr. Scottsdale AZ 85260
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480-538-5474
drslogar@landrd.com

City Staff Contact:

Al Ward
480-312-7067
award@scottsdaleaz.gov

Pre-Application #381-PA-05

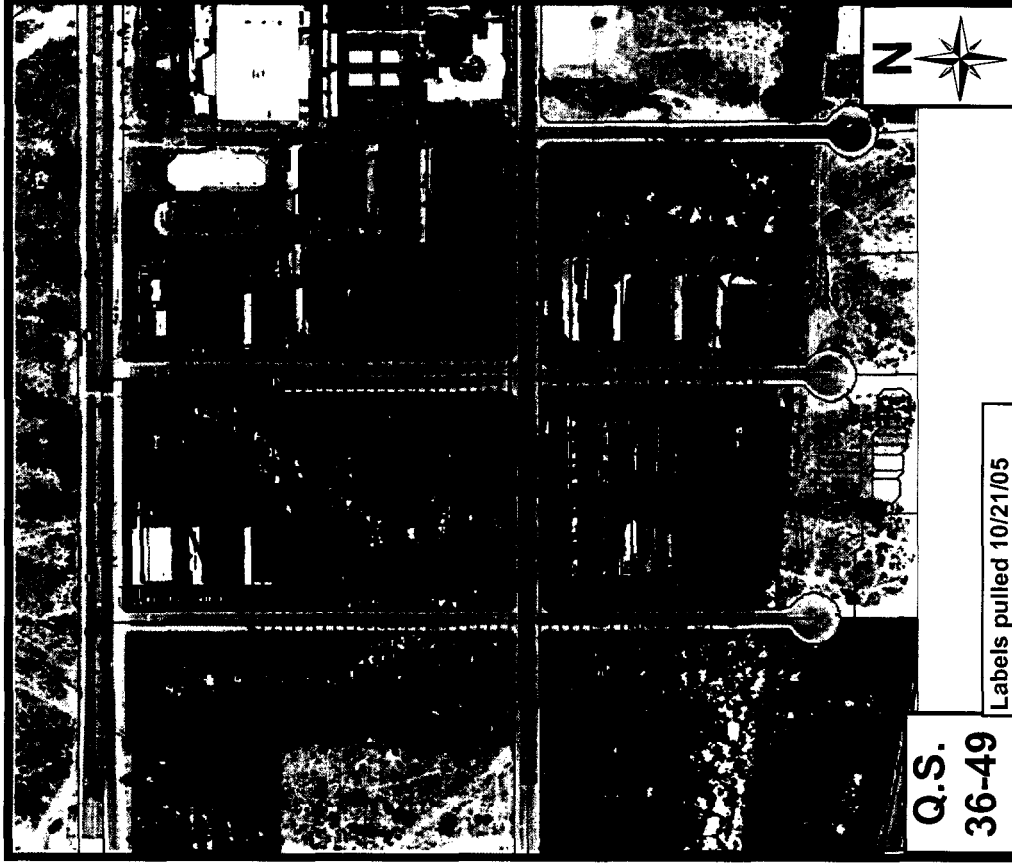
Case file available at City of Scottsdale: 480-312-7000

Project information is available at:

www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date: 07/22/05

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties

Gourmet Corner

18-UP-2005

ATTACHMENT #7

DEVELOPMENT DATA

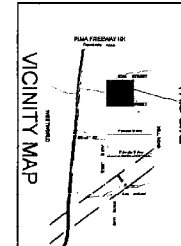
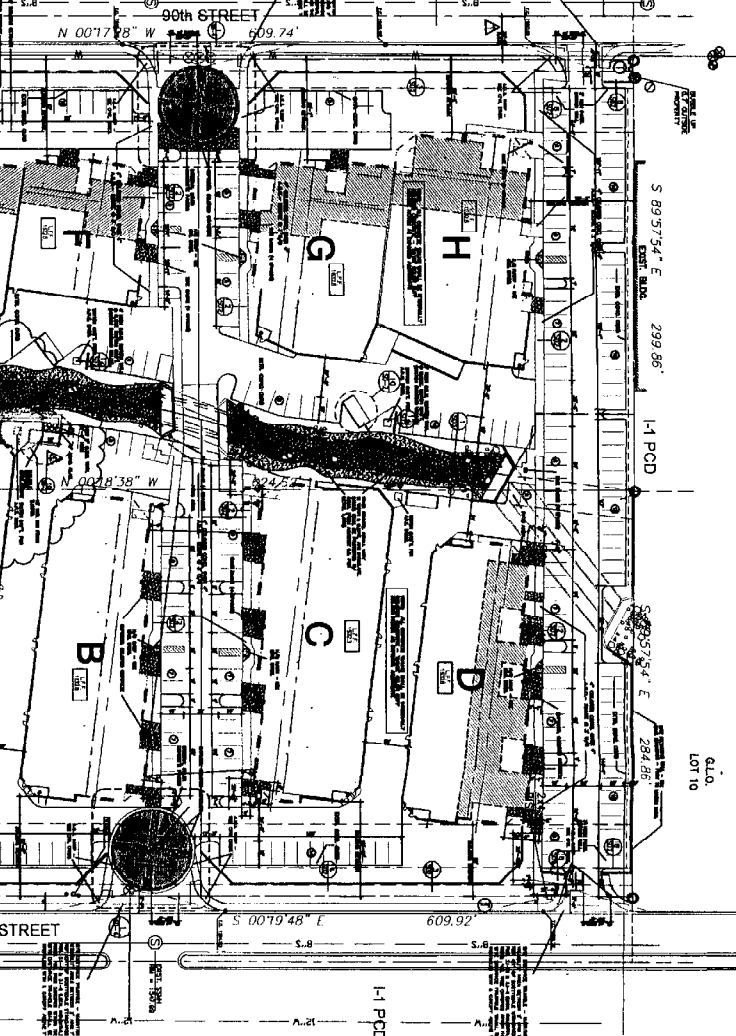
LOT AREA
 28,747 S.F.
 0.66 AC.

LOT AREA
 28,747 S.F.
 0.66 AC.

PLANNING NOTES
 1. THE DEVELOPMENT OF THIS SITE IS SUBJECT TO THE CITY OF CHICAGO'S ZONING ORDINANCE, WHICH MAY BE AMENDED FROM TIME TO TIME. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

LEGAL DESCRIPTION
 THE DEVELOPMENT OF THIS SITE IS SUBJECT TO THE CITY OF CHICAGO'S ZONING ORDINANCE, WHICH MAY BE AMENDED FROM TIME TO TIME. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

NO.	DESCRIPTION	AREA	PERCENT	REMARKS
1	LOT 17	14,373.5	50.00	
2	LOT 18	14,373.5	50.00	
3	LOT 19	14,373.5	50.00	
4	LOT 20	14,373.5	50.00	
5	LOT 21	14,373.5	50.00	
6	LOT 22	14,373.5	50.00	
7	LOT 23	14,373.5	50.00	
8	LOT 24	14,373.5	50.00	
9	LOT 25	14,373.5	50.00	
10	LOT 26	14,373.5	50.00	
11	LOT 27	14,373.5	50.00	
12	LOT 28	14,373.5	50.00	
13	LOT 29	14,373.5	50.00	
14	LOT 30	14,373.5	50.00	
15	LOT 31	14,373.5	50.00	
16	LOT 32	14,373.5	50.00	
17	LOT 33	14,373.5	50.00	
18	LOT 34	14,373.5	50.00	
19	LOT 35	14,373.5	50.00	
20	LOT 36	14,373.5	50.00	
21	LOT 37	14,373.5	50.00	
22	LOT 38	14,373.5	50.00	
23	LOT 39	14,373.5	50.00	
24	LOT 40	14,373.5	50.00	
25	LOT 41	14,373.5	50.00	
26	LOT 42	14,373.5	50.00	
27	LOT 43	14,373.5	50.00	
28	LOT 44	14,373.5	50.00	
29	LOT 45	14,373.5	50.00	
30	LOT 46	14,373.5	50.00	
31	LOT 47	14,373.5	50.00	
32	LOT 48	14,373.5	50.00	
33	LOT 49	14,373.5	50.00	
34	LOT 50	14,373.5	50.00	
35	LOT 51	14,373.5	50.00	
36	LOT 52	14,373.5	50.00	
37	LOT 53	14,373.5	50.00	
38	LOT 54	14,373.5	50.00	
39	LOT 55	14,373.5	50.00	
40	LOT 56	14,373.5	50.00	
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45	LOT 61	14,373.5	50.00	
46	LOT 62	14,373.5	50.00	
47	LOT 63	14,373.5	50.00	
48	LOT 64	14,373.5	50.00	
49	LOT 65	14,373.5	50.00	
50	LOT 66	14,373.5	50.00	
51	LOT 67	14,373.5	50.00	
52	LOT 68	14,373.5	50.00	
53	LOT 69	14,373.5	50.00	
54	LOT 70	14,373.5	50.00	
55	LOT 71	14,373.5	50.00	
56	LOT 72	14,373.5	50.00	
57	LOT 73	14,373.5	50.00	
58	LOT 74	14,373.5	50.00	
59	LOT 75	14,373.5	50.00	
60	LOT 76	14,373.5	50.00	
61	LOT 77	14,373.5	50.00	
62	LOT 78	14,373.5	50.00	
63	LOT 79	14,373.5	50.00	
64	LOT 80	14,373.5	50.00	
65	LOT 81	14,373.5	50.00	
66	LOT 82	14,373.5	50.00	
67	LOT 83	14,373.5	50.00	
68	LOT 84	14,373.5	50.00	
69	LOT 85	14,373.5	50.00	
70	LOT 86	14,373.5	50.00	
71	LOT 87	14,373.5	50.00	
72	LOT 88	14,373.5	50.00	
73	LOT 89	14,373.5	50.00	
74	LOT 90	14,373.5	50.00	
75	LOT 91	14,373.5	50.00	
76	LOT 92	14,373.5	50.00	
77	LOT 93	14,373.5	50.00	
78	LOT 94	14,373.5	50.00	
79	LOT 95	14,373.5	50.00	
80	LOT 96	14,373.5	50.00	
81	LOT 97	14,373.5	50.00	
82	LOT 98	14,373.5	50.00	
83	LOT 99	14,373.5	50.00	
84	LOT 100	14,373.5	50.00	



ACCESSIBLE NOTES
 1. THE DEVELOPMENT OF THIS SITE IS SUBJECT TO THE CITY OF CHICAGO'S ZONING ORDINANCE, WHICH MAY BE AMENDED FROM TIME TO TIME. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

OWNER
 LAND RESEARCH & DEVELOPMENT, INC.
 16650 N. 91st STREET
 CHICAGO, IL 60655

ARCHITECT
 JAMES E. EISEN
 16650 N. 91st STREET
 CHICAGO, IL 60655

CIVIL ENGINEER
 JAMES E. EISEN
 16650 N. 91st STREET
 CHICAGO, IL 60655

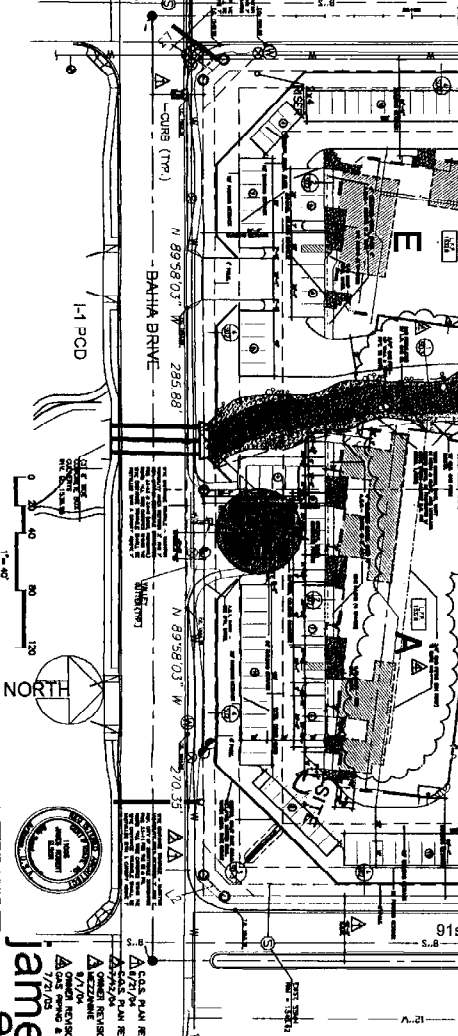
STRUCTURAL ENGINEER
 JAMES E. EISEN
 16650 N. 91st STREET
 CHICAGO, IL 60655

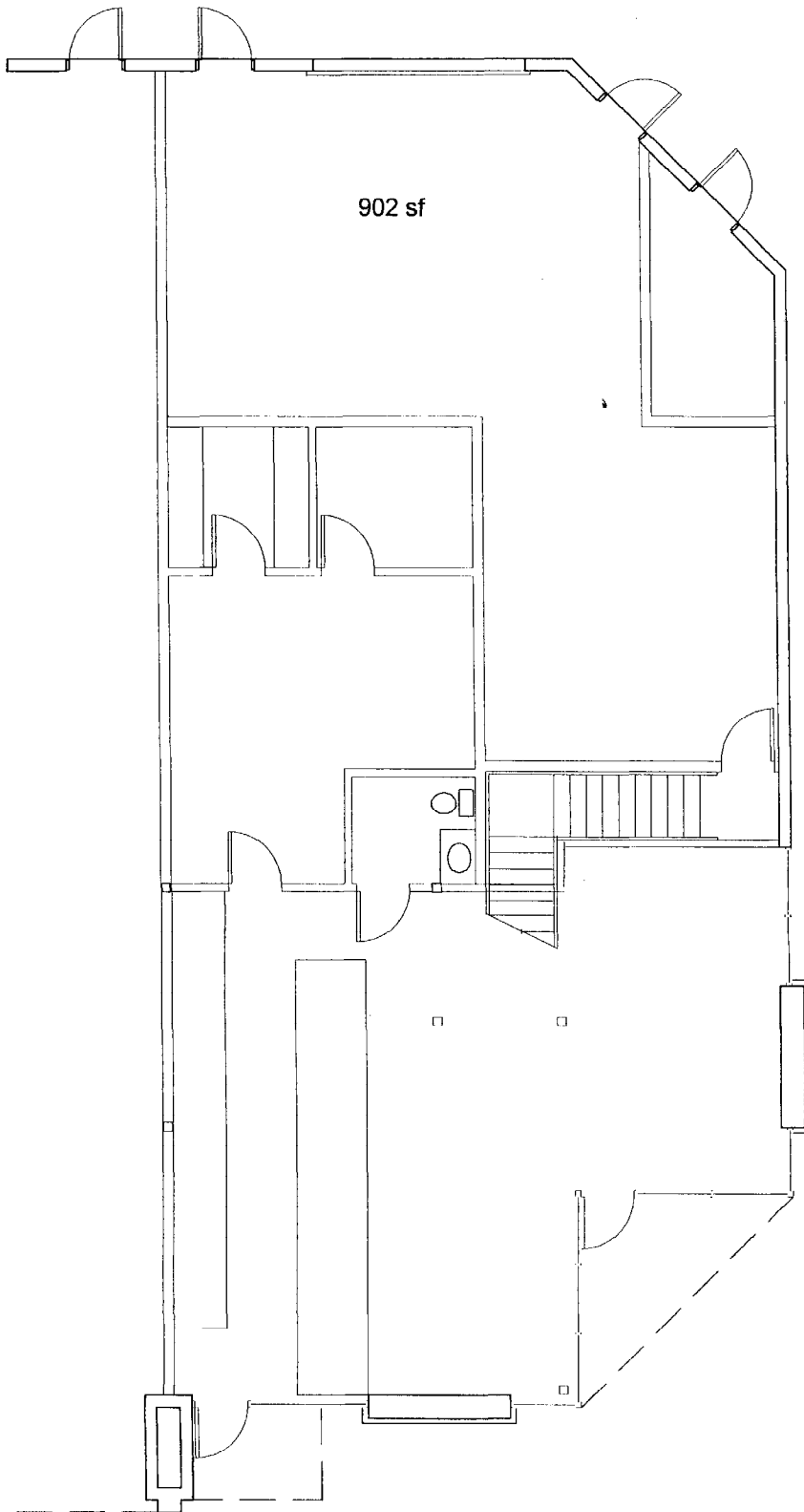
ELECTRICAL ENGINEER
 JAMES E. EISEN
 16650 N. 91st STREET
 CHICAGO, IL 60655

MECHANICAL ENGINEER
 JAMES E. EISEN
 16650 N. 91st STREET
 CHICAGO, IL 60655

PLUMBING ENGINEER
 JAMES E. EISEN
 16650 N. 91st STREET
 CHICAGO, IL 60655

PROJECT ADDRESS
 16650 N. 91st STREET
 LOT No. 17





RESTAURANT

SERVING	1021 sf
KITCHEN	471 sf
<hr/>	
TOTAL	1492 sf

2005, SILVERSTONE TO NOVEMBER 30, 2005; AND 13-UP-2005, SCOTTSDALE AND PINNACLE PEAK MIXED TO NOVEMBER 30, 2005.

Chairman Gulino declared a conflict on item 2, Sereno Canyon.

COMMISSIONER STEINKE AMENDED THE MOTION TO EXCLUDE 19-ZN-23005, SERENO CANYON. THE MOTION WAS SECONDED BY COMMISSIONER HEITEL. THE MOTION CARRIED BY A UNANIMOUS VOTE OF SIX (6) TO ZERO (0).

COMMISSIONER STEINKE MOVED THAT 1-ZN-2005 (SERENO CANYON) BE CONTINUED TO NOVEMBER 30, 2005. COMMISSIONER HEITEL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).

EXPEDITED AGENGA

7. 18-UP-2005 (Gourmet Corner) Staff—Al Ward, Applicant Dave Slogar

Request by owner for a conditional use permit for a Delicatessen in a 1492 +/- square feet suite of an existing building located at 9096 E. Bahia Drive #109 with Industrial Park, Planned Community District (I-1 PCD) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Dave Slogar, 480-538-5474.**

8. 20-UP-2005 (Sandbar Mexican Grill) Staff—Kira Wauwie, Applicant John Berry

Request by owner for a conditional use permit for a bar in an existing building located at 10050 N. Scottsdale Road with Central Business District (C-2) zoning. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is John Berry, 480-385-2727.**

COMMISSIONER HEITEL MOVED TO APPROVE 18-UP-2005, NOTING THAT IT MEETS THE USE PERMIT CRITERIA AND 20-UP-2005, NOTING THAT IT ALSO MEETS THE USE PERMIT CRITERIA.

Ms. Galav advised the Commission that there is an amended stipulation on 18-UP-2005.

COMMISSIONER HEITEL AMENDED THE MOTION TO INCLUDE THE AMENDED STIPULATIONS PERTAINING TO CASE 18-UP-2005. THE MOTION WAS SECONDED BY COMMISSIONER HESS, AND CARRIED BY A UNANIMOUS VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

9. 11-AB-2005 (Hettinger Abandonment) Staff—Al Ward, Applicant Cari Hettinger

Request by owner to abandon a portion of the alley along the north side of parcel 130-01-044 at 4011 N. 65th Street. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Cari Hettinger, 602-999-3811.**

Mr. Ward presented the case pursuant to the staff packet. Highlights of the presentation included a slide showing an aerial view of the context, a slide of the plat map, and a slide of the abandonment area. He noted that the segment of alley that is the subject of the request is not necessary for circulation. All neighboring lots will continue to have alleyway access. Neighbors within 750 feet have been contacted. Two letters of objection have been received, as well as several letters of support. The property owner to the east, who has access through the alleyway to his garage would like to have continued through access to go either east or west coming out of

RESOLUTION NO. 6790

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A DELICATESSEN LOCATED AT 9096 E. BAHIA DRIVE #109.

WHEREAS, the Planning Commission has held a public hearing on November 9, 2005; and

WHEREAS, the City Council, has held a public hearing on December 12, 2005;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, as follows:

Section 1. That the City Council finds that the granting of this conditional use permit will not be materially detrimental to the public health, safety or welfare. This determination includes, but is not limited to consideration of the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic. The City Council also finds that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Section 2. That the conditional use permit described in Case No. 18-UP-2005, for the property shown on Exhibit 1 is hereby approved, subject to compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 12 day of December, 2005.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By: 
Deborah Robberson
City Attorney



Gourmet Corner

18-UP-2005

Exhibit 1

STIPULATIONS FOR CASE 18-UP-2005
CHANGES MADE BY THE PLANNING COMMISSION ARE SHOWN IN UPPER CASE BOLD
LETTERS WITH DELETIONS STRUCK THROUGH

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by James Elson Architects and staff dated 8/22/2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. REFUSE ENCLOSURE – Before issuance of a final Certificate of Occupancy, the developer shall modify the existing refuse enclosure **OR/ OTHERWISE PROVIDE** on site **ADJACENT TO THE SIDE OR REAR OF SUBJECT SUITE 109**, ~~to include~~ a grease trap to the satisfaction of Final Plans **AND SOLID WASTE MANAGEMENT (MARK POWELL)** staff. The refuse enclosure shall conform to Detail #2146-2 of the City of Scottsdale Supplement to the MAG Standards.
3. MITIGATION OF ODORS – With the submittal of the tenant improvement plans, the applicant shall demonstrate how they plan to mitigate odors that could cause a nuisance to surrounding businesses and properties, relating specifically to the handling and preparation of food and the operation of the grease interceptor, to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the plans, as approved.
4. COMMERCIAL RANGE HOOD(S) – With the submittal of tenant improvement plans, the applicant shall provide details verifying provision of a commercial range hood(s) over cooking areas; and that the installation, operation, and maintenance of food cooker(s) will create minimal smoke and odor emissions and limit potential adverse impact on adjacent businesses and properties, to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the details, as approved.
5. DELIVERY VEHICLE LOADING – With the submittal of the tenant improvement plans, the developer shall provide a vehicle loading plan to verify that deliveries can be made without disrupting or blocking adjacent businesses, drive aisles, and parking to the satisfaction of Final Plans staff. The applicant shall operate the facility in conformance with the plans, as approved.
6. SITE LIGHTING – All wall-mounted security lighting, or other proposed exterior fixtures associated with this use, shall be fully shielded and directed downward so the light source is not visible from adjacent properties, to the satisfaction of Final Plans staff.
7. SEATING CAPACITY- Maximum indoor patron seating capacity for the restaurant shall not exceed 25.
8. EQUIPMENT UPGRADE- At the request of the City, the applicant may be required to change/ upgrade equipment related to stipulations 3 and 4 above, if operation of equipment in the opinion of City staff is not adequate to mitigate odors or smoke relating to food preparation.
9. PARKING- With the submittal of the tenant improvement plans, the developer shall submit a plan designating a minimum of 10 parking spaces on the site for the use and operation of the delicatessen/ restaurant, for exclusive use during business hours.

EXHIBIT 2

2005, SILVERSTONE TO NOVEMBER 30, 2005; AND 13-UP-2005, SCOTTSDALE AND PINNACLE PEAK MIXED TO NOVEMBER 30, 2005.

Chairman Gulino declared a conflict on item 2, Sereno Canyon.

COMMISSIONER STEINKE AMENDED THE MOTION TO EXCLUDE 19-ZN-23005, SERENO CANYON. THE MOTION WAS SECONDED BY COMMISSIONER HEITEL. THE MOTION CARRIED BY A UNANIMOUS VOTE OF SIX (6) TO ZERO (0).

COMMISSIONER STEINKE MOVED THAT 1-ZN-2005 (SERENO CANYON) BE CONTINUED TO NOVEMBER 30, 2005. COMMISSIONER HEITEL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).

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